

|                                 |                              |
|---------------------------------|------------------------------|
| IN RE: PETITION FOR VARIANCE    | * BEFORE THE                 |
| N/S Spring Lake Drive, 212.7' W |                              |
| of the c/l of Hartham Court     | * DEPUTY ZONING COMMISSIONER |
| (2448 Spring Lake Drive)        |                              |
| 8th Election District           | * OF BALTIMORE COUNTY        |
| 4th Councilmanic District       |                              |
|                                 | * Case No. 99-71-A           |
| Hammond Residuary Trust, c/o    |                              |
| David S. DeJong, Trustee -      | *                            |
| Petitioner                      |                              |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Hammond Residuary Trust, by David S. DeJong, Trustee. The Petitioner seeks relief from Sections 1B02.3.B (208.3) and 301.2 of the Baltimore County Zoning Regulations (B.C.Z.R., 1955) to permit an open projection (carport canopy) with a side setback of 5 feet in lieu of the required 11.25 feet, and a sum of the side yards of 15 feet in lieu of the required 25 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert Hammond, who resides on the property, and Thomas Hoff, Registered Landscape Architect. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.27 acres, more or less, zoned D.R.3.5. The property is a rectangularly shaped lot, approximately 81 feet wide across the front property line abutting Spring Lake Drive, and 55 feet across the rear property line. The property is presently improved with a two-story, single family dwelling located on the front portion of the lot. Mr. Hammond indicated that he has lived on the property off and on since 1965. During

ORDER RECEIVED FOR FILING  
 Date 11/21/98  
 By [Signature]

that time he has made extensive improvements to the property including new siding, new roof, new windows, etc. In conjunction with those renovations, Mr. Hammond would like to install a carport on the west side of the dwelling, over an existing concrete driveway. Due to the location of the existing dwelling on the property, the requested variances are necessary in order to proceed with the proposed improvements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any

ORDER RECEIVED FOR FILING  
DATE 10/14/98  
BY [Signature]

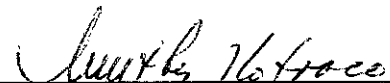
injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of October, 1998 that the Petition for Variance seeking relief from Sections 1B02.3.B (208.3) and 301.2 of the Baltimore County Zoning Regulations (B.C.Z.R., 1955) to permit an open projection (carport canopy) with a side setback of 5 feet in lieu of the required 11.25 feet, and a sum of the side yards of 15 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

October 14, 1998

Mr. David S. DeJong  
25 W. Middle Lane  
Rockville, Maryland 20850

RE: PETITION FOR VARIANCE  
N/S Spring Lake Drive, 212.7' W of the c/l of Hartham Court  
(2448 Spring Lake Drive)  
8th Election District - 4th Councilmanic District  
Hammond Residuary Trust, c/o David S. DeJong, Trustee - Petitioner  
Case No. 99-71-A

Dear Mr. DeJong:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Robert Hammond  
2448 Spring Lake Drive, Timonium, Md. 21030

Mr. Thomas J. Hoff  
406 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case Files





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2448 Spring Lake Drive

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance to sections (208.3) & 301.2, 1955 BCZR, to allow an open projection with a 5' setback in lieu of the required 11.25' and with a sum of the sideyards of 15' in lieu of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Hammed Residency Trust  
(Type or Print Name)

DAVID S. DEJONG, trustee  
Signature

(Type or Print Name)

Signature

25 W. MIDDLE LA. 301-838-3204  
Address Phone No

ROCKVILLE, MD. 20850  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

THOMAS J. HOFF  
Name

400 W. PENNSYLVANIA AVE 410-296-3668  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 hr  
unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE 8-11-98

99-71-A

Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING  
Date 7/14/98  
By [Signature]

**2448 Spring Lake Drive**

**REASONS FOR VARIANCE REQUEST:**

**UNIQUENESS OF PROPERTY**

THIS LOT IS ONE OF THE SMALLEST LOTS IN THE SUBDIVISION OF SPRINGLAKE. THE LOT NARROWS FROM FRONT TO REAR RESULTING IN A NARROWER BUILDING ENVELOPE THAN MOST OF THE OTHER LOTS IN SPRINGLAKE.

**PRACTICAL DIFFICULTY**

STRICT COMPLIANCE WITH THE REGULATIONS WOULD NOT ALLOW ANY CARPORT AT ALL ON THIS LOT. MOST OF THE LOTS IN THE SUBDIVISION, WHICH ARE LARGER, HAVE GARAGES OR CARPORTS OR THE ROOM TO ADD A GARAGE OR CARPORT WITHOUT NEEDING A VARIANCE. WE ARE ASKING FOR THE MINIMUM RELIEF NECESSARY. IF WE MADE THE CARPORT SMALLER THEN A CAR WOULD NOT FIT. THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED BECAUSE HAVING A CARPORT IS AN ALLOWED USE. IN ADDITION, THE CARPORT WOULD NOT HAVE A NEGATIVE IMPACT ON THE PUBLIC SAFETY AND WELFARE.

THERE WILL BE NO INCREASE IN RESIDENTIAL DENSITY.

THE RELIEF REQUESTED IS IN STRICT HARMONY WITH THE SPIRIT AND INTENT OF HEIGHT, AREA, PARKING AND SIGN REGULATIONS.

GRANTING RELIEF WILL NOT HAVE A NEGATIVE IMPACT ON PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

ORDER RECEIVED FOR FILING  
Date 10/13/98  
[Signature]

THOMAS J. HOFF, INC.  
*Landscape Architect and Land Development Consultant*  
406 WEST PENNSYLVANIA AVENUE  
TOWSON, MD. 21204  
410-296-3668  
FAX 410-296-5326

August 10, 1998

**Description of Hammond Property, 2448 Spring Lake Drive, to Accompany Petition for Variance.**

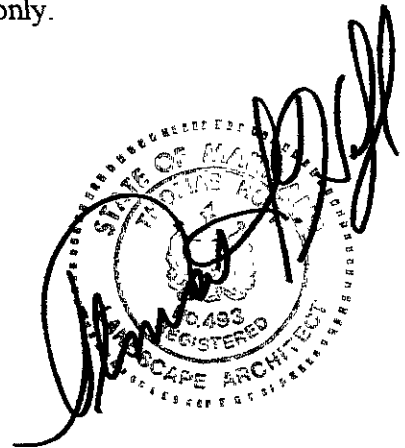
**BEGINNING FOR THE SAME** at a point on the north side of Spring Lake Drive (50' R/W), 212.7 feet more or less west of the centerline of Hartham Court (50, R/W).

Being Lot 23, Block Q, Section 3, Plat 5 in the subdivision of Springlake as recorded in the Land Records of Baltimore County in Plat Book 28, Folio 75, containing 0.27 acres of land more or less.

Also known as 2448 Spring Lake Drive and located in the 8th Election District and the 4th Councilmanic District.

**Note:**

This Description has been prepared for zoning purposes only.



71

99-71-A

BALTIMORE COUNTY, MAR .ND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 8-11-98 ACCOUNT R-001-6150  
AMOUNT \$ 50.00

RECEIVED FROM: Thomas Hoff, Inc

FOR: Residential Variance filing fee  
#1 2448 Spring Lake Dr

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
8/11/1998 8/11/1998 11:22:43  
PER 0303 CASHIER PUES PEN DRAWER 3  
6 MISCELLANEOUS CASH RECEIPT  
Receipt # 054530  
CR NO. 056121  
50.00 CHECK  
Baltimore County, Maryland

99-71-A

CASHIER'S VALIDATION



**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #99-71-A  
2448 Spring Lake Drive  
N/S Spring Lake Drive, 212'  
+/- W of centerline Hartram  
Court  
8th Election District  
4th Councilmanic District  
Legal Owner(s): Hammad Re-  
siduary Trust

Variance: to allow an open  
projection with a 5-foot set-  
back in lieu of the required  
11.25 feet and with a sum of  
the side yards of 15 feet in lieu  
of the required 25 feet.

Hearing: Thursday, September  
24, 1998 at 9:00 a.m., in  
Room 407, County Courts  
Bldg., 461 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Call (410) 887-3353.

(2) For information concern-  
ing the File and/or Hearing,  
Please Call (410) 887-3391.

9/025 Sept. 3 C255674

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept. 3, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on Sept. 3, 19 98.

**THE JEFFERSONIAN,**

*A. Henrickson*

LEGAL AD. - TOWSON

**CERTIFICATE OF POSTING**

**RE: Case # 99-71-A**  
**Petitioner/Developer:**  
**(Hammad Residuary Trust)**  
**Date of Hearing/Closing:**  
**(Sept. 24, 1998)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204**

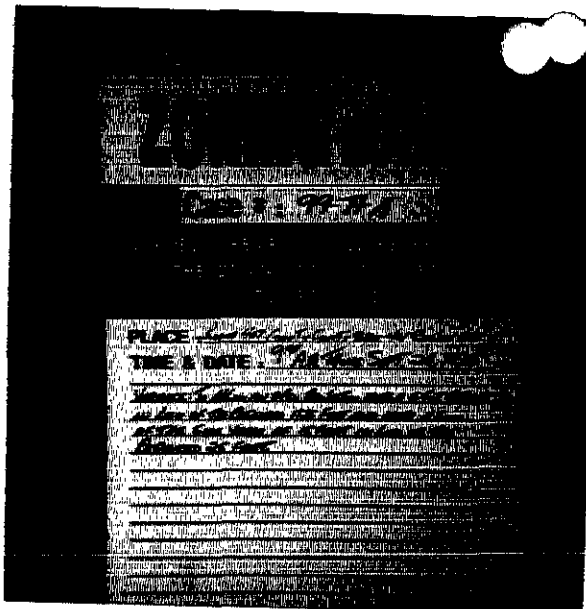
**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_**

**2448 Spring Lake Drive Baltimore, Maryland 21093 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Sept. 8, 1998 \_\_\_\_\_**  
**(Month, Day, Year)**



**Sincerely,**

*Thomas P. Ogle, Sr.*  
**(Signature of Sign Poster & Date)**

**Thomas P. Ogle, Sr. \_\_\_\_\_**

**325 Nicholson Road \_\_\_\_\_**

**Baltimore, Maryland 21221 \_\_\_\_\_**

**(410)-687-8405 \_\_\_\_\_**  
**(Telephone Number)**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 71

Petitioner: ROBERT C. HAMMOND

Location: 2448 SPRING LAKE DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROBERT C. HAMMOND

ADDRESS: 2448 SPRING LAKE DR.

TIMONIUM, MD. 21093

PHONE NUMBER: 410-252-5925

AJ:ggs

(Revised 09/24/96)

99-71-A



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 8/23

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-71-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A Variance to allow a side yard setback of  
5 ft for an open projection (Carport) and a sum of side-  
yard setbacks of 15 ft. in lieu of the minimum  
required 11.25 ft & 25 ft. respectively

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY  
September 3, 1998 Issue - Jeffersonian

Please forward billing to:

Robert C. Hammond 410-252-5925  
2448 Spring Lake Drive  
Timonium, MD 21093

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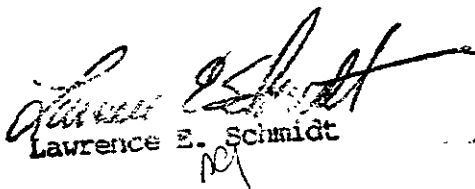
**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-71-A  
2448 Spring Lake Drive  
N/S Spring Lake Drive, 212' +/- W of centerline Hartham Court  
8th Election District - 4th Councilmanic District  
Legal Owner: Hammad Residuary Trust

Variance to allow an open projection with a 5-foot setback in lieu of the required 11.25 feet and with a sum of the side yards of 15 feet in lieu of the required 25 feet.

HEARING: Thursday, September 24, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

August 19, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-71-A  
2448 Spring Lake Drive  
N/S Spring Lake Drive, 212' +/- W of centerline Hartham Court  
8th Election District - 4th Councilmanic District  
Legal Owner: Hammad Residuary Trust

Variance to allow an open projection with a 5-foot setback in lieu of the required 11.25 feet and with a sum of the side yards of 15 feet in lieu of the required 25 feet.

HEARING: Thursday, September 24, 1998 at 9:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

Arnold Jablon  
Director

c: Hammad Residuary Trust  
Thomas J. Hoff

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 9, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 17, 1998

Mr. Thomas J. Hoff  
406 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 71  
Case No.: 99-71-A  
Location: 2448 Spring Lake Dr.

Dear Mr. Hoff:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on August 11, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** August 26, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

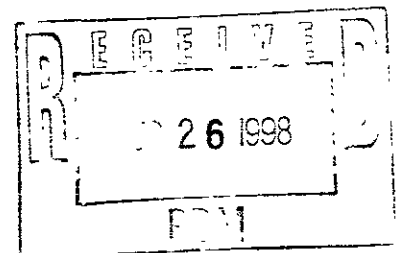
Item Nos. 69, 70, 71, and 74

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL





B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:    August 28, 1998

FROM:      Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for August 31, 1998  
            Item No. 71

            The Development Plans Review Division has reviewed the subject zoning item. The plan as shown is acceptable, but be advised that Baltimore County policy prohibits the construction of any permanent structure within a designated utility easement.

RWB:HJO:jrb

cc:    File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 28, 1998

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 31, 1998  
Item No. 75

The Development Plans Review Division has reviewed the subject zoning item. The proposed signs shall not interfere with the lines of sight.

RWB:HJO:jrb

cc: File

ZONE0831.075



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Date: 8.21.98

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 71 JJS

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
2448 Springlake Drive, N/S Springlake Dr,  
212' +/- W of c/l Hartham Ct, 8th Election District,  
4th Councilmanic

Legal Owners: Hammad Residuary Trust

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 99-71-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

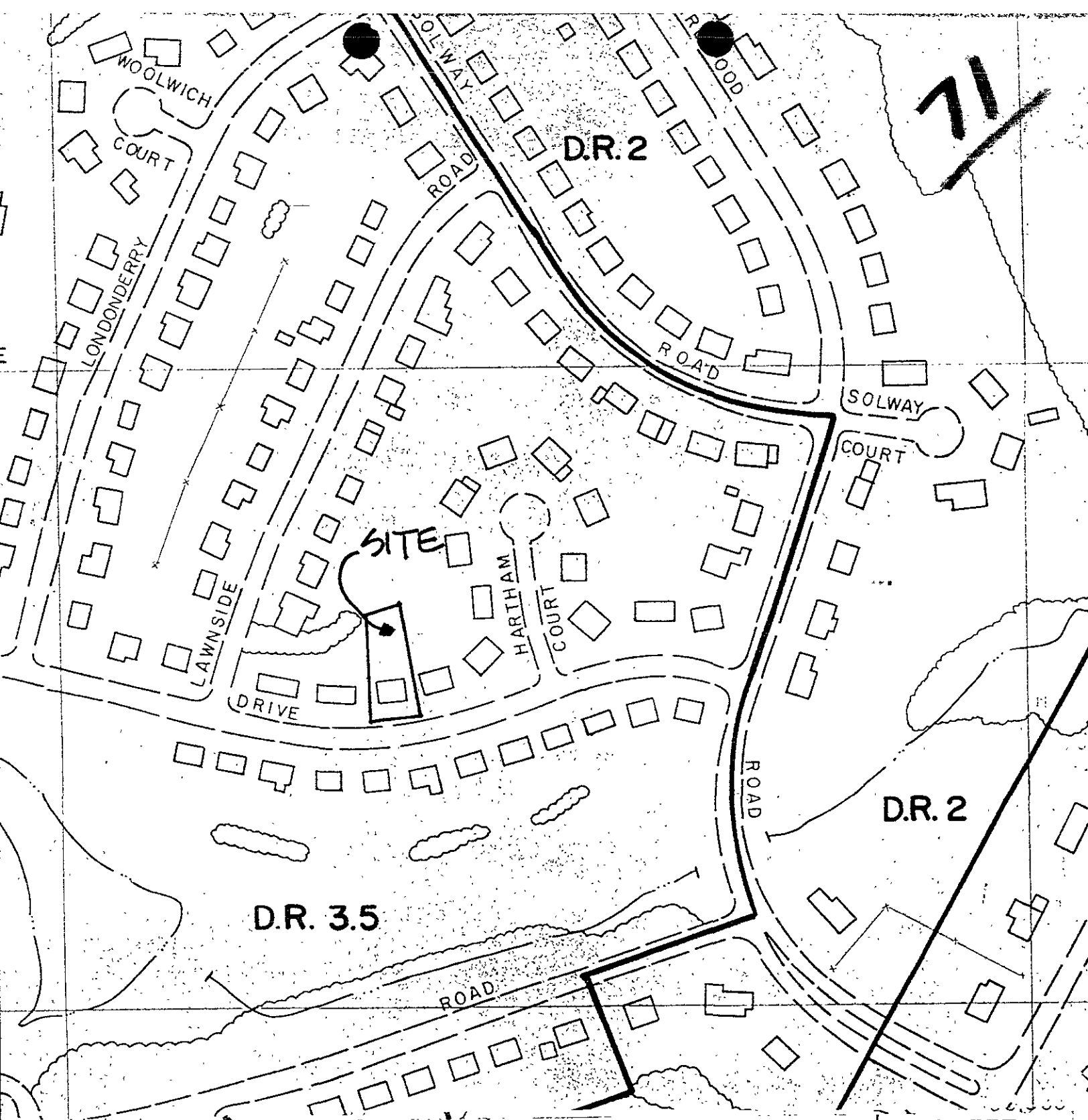
Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1<sup>st</sup> Sept. day of ~~August~~, 1998, a copy of the foregoing Entry of Appearance was mailed to Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

LOCH RAVEN  
DAM AREA

**99-71-A**

SHEET

N.E.

15-A



PAUL E. DEKOWZAN  
LOT #20  
2502 HARTHAM CT.  
ACCT. #0818012900

KAREL P. KOHOUT  
LOT #27  
2505 LAWNSIDE RD.  
ACCT. #0813015340

ROBERT W. HOOVER  
LOT #26  
2503 LAWNSIDE RD.  
ACCT. #0806022226

PREPARED BY:  
**THOMAS J. HOFF, INC.**  
406 J. PENNSYLVANIA AVE.  
TOWSON, MD 21204  
TEL.: 410-296-3668  
FAX: 410-296-5326

TALBOT R. SMITH  
LOT #22  
2450 SPRING LAKE DR.  
ACCT. #0819053620

CARL O. GLEITSMANN  
LOT #24  
2446 SPRING LAKE DR.  
ACCT. #0807041280

EX. DWLG.  
2 STORY

EX. DWLG.

2 STORY  
BRICK & FRAME

PROP.  
CAR PORT  
CANOPY

R=500'

L=81.0' EX. WALK

213'± TO Q. OF  
HARTHAM COURT

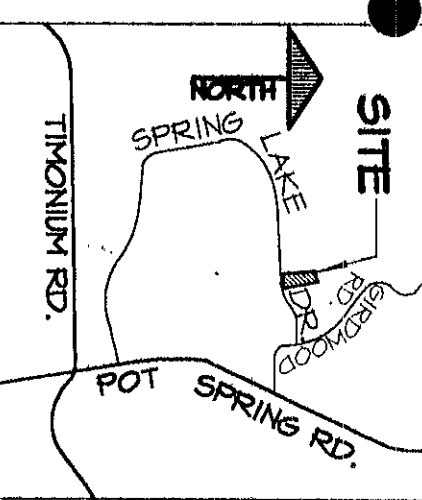
EX. 30' PAVING

EX. 50' R/W

EX. 8" W.

SPRING LAKE DRIVE

EX. 8" SAN.



**VICINITY MAP**  
SCALE: 1"=1000'

**SITE DATA:**

SITE AREA: 11647± = 0.27 AC.±  
EXISTING ZONING AT TIME PLAT WAS  
RECORDED: R-10  
EXISTING ZONING: D.R. 35  
EXISTING USE: SINGLE FAMILY DWELLING  
PROPOSED USE: SAME

**NOTES:**

\* BOUNDARY SHOWN HEREON IS FROM A  
PLAT OF SPRING LAKE, RECORDED  
6/21/62, PLAT REF. MJR 28/75, AND IS  
NOT A FIELD-RUN SURVEY.

**ZONING RELIEF REQUESTED:**

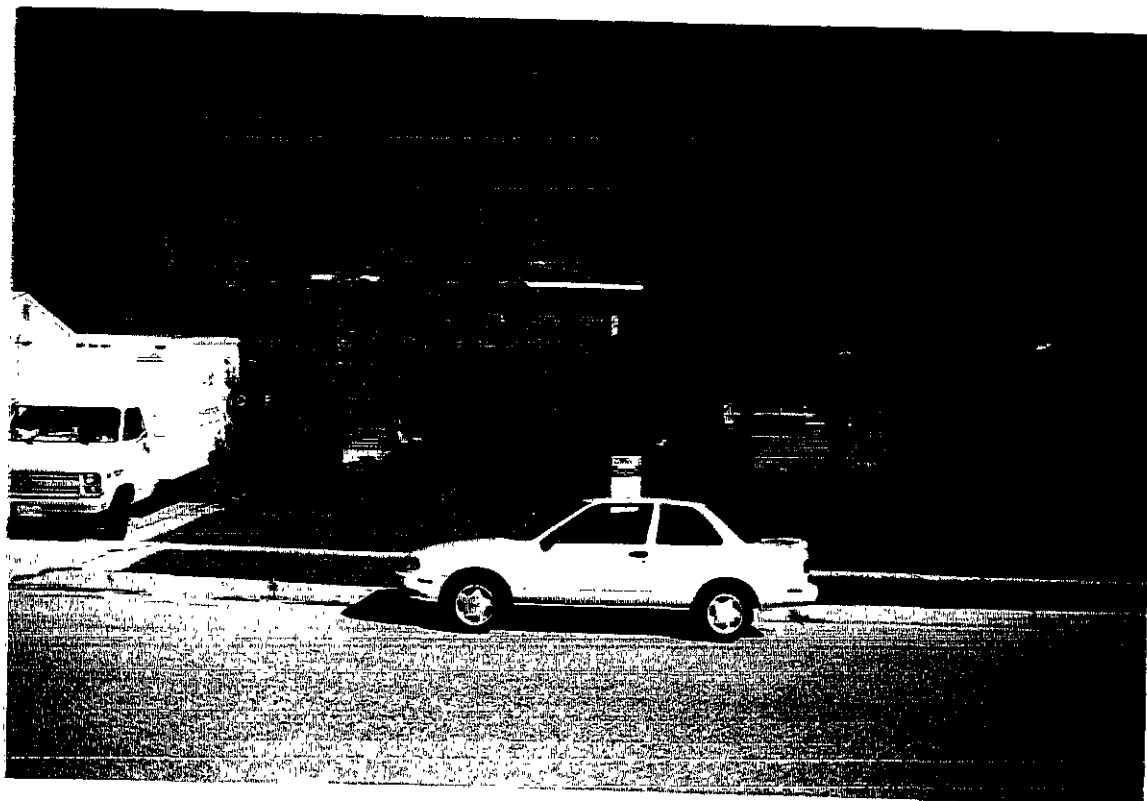
VARIANCE TO SECTIONS 208.3 & 3012,  
1955 BCZR, TO ALLOW AN OPEN PROJECTION  
WITH A 5' SETBACK IN LIEU OF THE REQUIRED  
11.25' AND WITH A SUM OF THE SIDYARDS OF  
15' IN LIEU OF THE REQUIRED 25'.

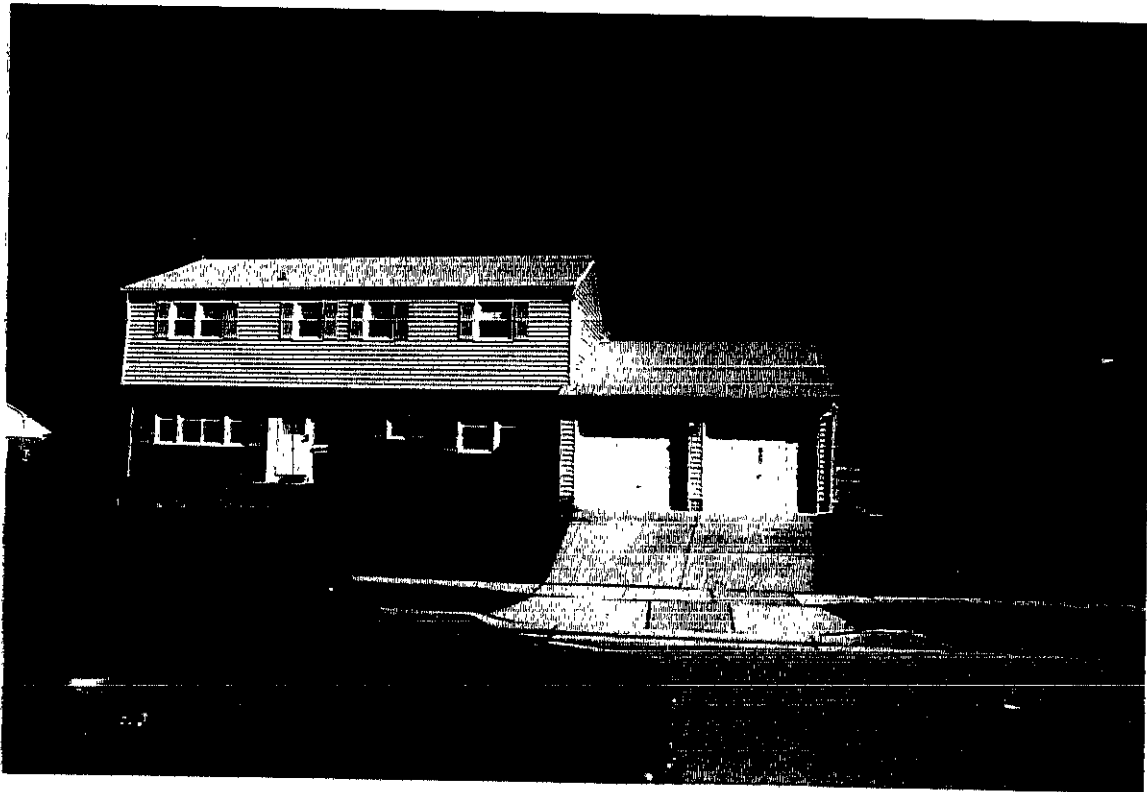
**PLAT TO ACCOMPANY  
PETITION FOR VARIANCE**

**HAMMOND PROPERTY**

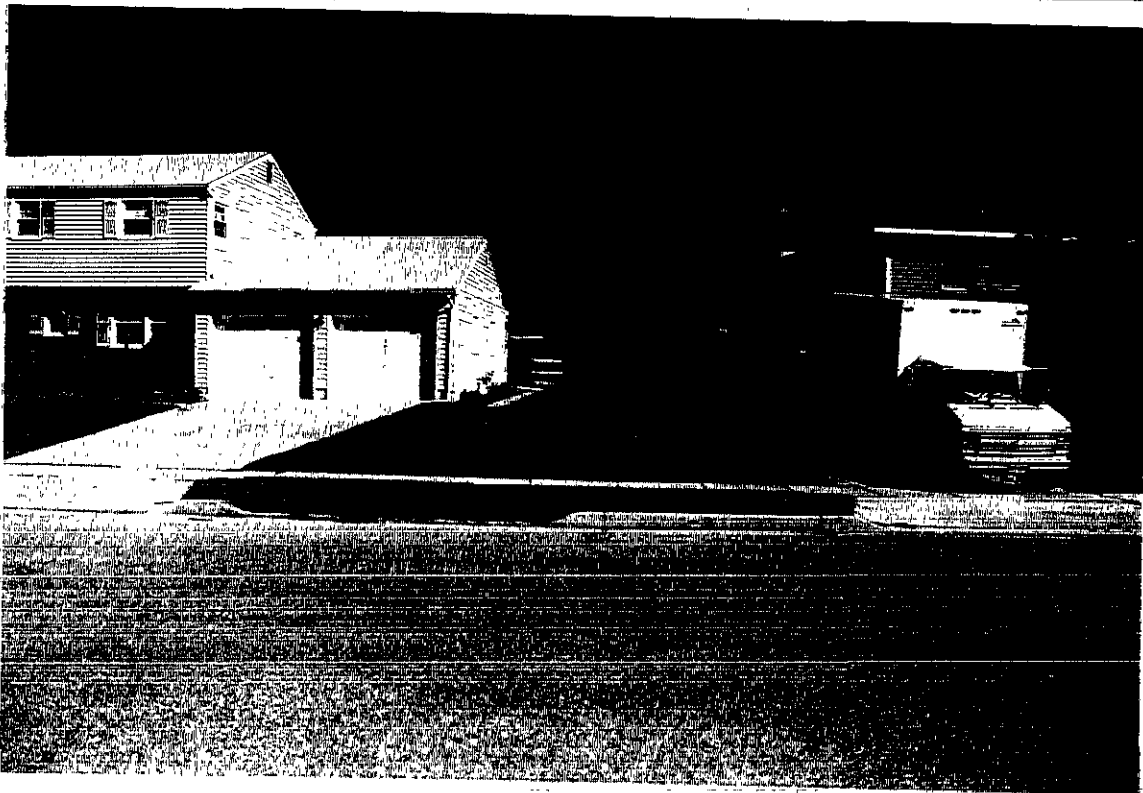
2448 SPRING LAKE DRIVE  
TIMONIUM, MD 21043  
LOT 23, BLOCK Q, SECTION 3, PLAT 5  
SPRING LAKE  
MJR. 28/75  
8th. ELECTION DISTRICT,  
4th. COUNCILMANIC DISTRICT  
SCALE: 1"=20'  
DATE: 8/11/98

99-71-A









photograph

99-71-A